



**BRIDLINGTON TOWN COUNCIL (BTC)**  
**Minutes of the Planning Committee held on 22<sup>nd</sup> December 2025**  
**at the Town Council Offices, 2A Marshall Avenue, Bridlington at 1pm**

A meeting was held with Four (4) Councillors T Milns (Chair), R Pollard, Andy Walker and Angie Walker in attendance.

The Deputy Town Clerk facilitated and took the minutes of the meeting.

**58.25/26 Welcome:** The Chair, Councillor Thelma Milns welcomed everyone to the meeting and read out the recording and fire declaration.

**59.25/26 Apologies for absence:**

**RESOLVED:** *Apologies were received and accepted from Cllr Cyril Marsburg due to a medical reasons and Cllr Carlo Verda due to prior commitments.*

**60.25/26 Declarations of Interest:**

*a) To record declarations of interest by any member of the council in report of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared:*

**RESOLVED:** *Non pecuniary interests were declared by Cllr Andy Walker for items 25/0241 and 25/02918 as an East Riding of Yorkshire Council Councillor*

*b) To note dispensations given to any member of the council in respect of the agenda items listed below:*

**RESOLVED:** *There were none.*

**61.25/26** Public Participation session to include items on the agenda (two minutes per person – maximum of fifteen minutes) to include members of the Public and Councillors with interests.

**RESOLVED:** *There were no members of public present.*

**62.25/26** To consider the following planning applications:

DC/25/02411/REG3      REG3: Variation of condition 2(approved plans) of planning permission 21/00813/REG3 (erection of a multi storey car park and associated works following demolition of existing building) to allow change of construction to the last 6m of the Gypsey Race diversion  
Lower Beck Hill Car Park, New Beck Hill, YO15 3AF  
Application type: Regulation 3 – Development by Council  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/02411/REG3>  
**Recommended APPROVAL with conditions that the Environmental Officer is satisfied and the noted comments from Yorkshire Water are complied with**

DC/25/02538/PLF      Erection of a shed to rear (retrospective)  
11 Lawson Road, YO16 7LY  
Application type: Full Planning Permission  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/02538/PLF>  
**Recommended APPROVAL**

DC/25/02918/PLB      Listed building consent for the replacement of inner lead flat roof at upper roof level including installation of code 6 lead sheet over new tanalised softwood deck  
Sewerby Hall & Gardens, YO15 1EA  
Application type: Listed Building Consent  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/02918/PLB>  
**Recommended APPROVAL**

DC/25/03142/PLF	<p>construction of dormer with balcony to rear 10 Belvedere Parade, YO15 3LX Application type: Full Planning Permission  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03142/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03142/PLF</a></p> <p><b><i>Recommended APPROVAL as this does not have a detrimental impact of neighbouring properties with the condition that the Conservation Officer is satisfied</i></b></p>
DC/25/03165/PLF	<p>Installation of 3 additional aid conditioning units to flat roof service area Specsavers 29-31 King Street, YO15 2DN Application type: Full Planning Permission  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03165/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03165/PLF</a></p> <p><b><i>Recommended APPROVAL with the clear condition that this is for the installation of air conditioning</i></b></p>
DC/25/03166/PAD	<p>Advertisement Consent to display 2 internally illuminated fascia signs, 1 internally illuminated projecting sign, a window vinyl and manifestations to glazing at King Street entrance; 2 internally illuminated fascia signs, 1 internally illuminated projecting sign and manifestations at Chapel Street entrance Specsavers 29-31 King Street, YO15 2DN Application type: Consent to display an advertisement  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03166/PAD">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03166/PAD</a></p> <p><b><i>Recommended APPROVAL with the condition the Conservation Officer is satisfied</i></b></p>
DC/25/03210/PLF	<p>Change of use from dwelling (Use Class C3) to 5 apartments serviced accommodation (Use class C1) and erection of two storey extension to rear 1 New Burlington Rd, YO15 3HT Application type: Full Planning Permission  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03210/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03210/PLF</a></p> <p><b><i>Recommended REFUSAL on the grounds that this would be detrimental to the town, the bedsits are not high quality, and the nature of the property would have transient occupation. This is not an enhancement to the town.</i></b></p>
DC/25/03230/PLF	<p>Erection of single storey extension to rear 53 Kingsgate, YO15 3PJ Application type: Full Planning Permission  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03230/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03230/PLF</a></p> <p><b><i>Recommended APPROVAL</i></b></p>
DC/25/03269/PLF	<p>Erection of a 1.8m high boundary fence to front and sides (Retrospective) 105 Martongate, YO16 6YE Application type: Listed building consent  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03269/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03269/PLF</a></p> <p><b><i>Recommended REFUSAL as this is not a development of high quality, the high fence is adjacent to the footway additionally the materials are not regular materials used in the area and therefore are not in keeping with the surroundings.</i></b></p>
DC/25/03290/PLF	<p>Erection of a cabin to be used as an annexe (Retrospective) 13 Sheepgrave Lane, Sewerby, YO15 1DT Application type: Legal Obligation Variation  <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03290/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03290/PLF</a></p> <p><b><i>Recommended REFUSAL on the grounds that use of the cabin should be restricted to use by the host building only.</i></b></p>

DC/25/03303/PLF	Erection of single storey extension to side (retrospective) 88 Avocet Way, YO15 3NT Application type: Full Planning Permission <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03303/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03303/PLF</a> <b><i>Recommended APPROVAL</i></b>
DC/25/03312/PAD	Display one fascia sign including internally illuminated Halifax logo, one internally illuminated hanging sign two ATM surrounds with vinyl graphic to glazing behind ATM surrounds (Retrospective) HALIFAX 5 Manor Street, YO15 2RT Application type: Consent to display an advertisement <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03312/PAD">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03312/PAD</a> <b><i>Recommended APPROVAL</i></b>
DC/25/03330/PLF	Replacement of existing shop front at ground floor (Southwest elevation): replacement of existing ground floor windows and door (southeast elevation) and replacement of first floor sash window and associated window repainting works throughout first floor Jeans etc, 37 King Street, YO15 2DN Application type: Full Planning Permission <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03330/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03330/PLF</a> <b><i>Recommended APPROVAL</i></b>
DC/25/03391/TCA	BESSINGBY CONSERVATION AREA - Fell 3 no. Yew trees (T1, T2 and T3) due to blocking light to windows, interfering with overhead utility lines and roots cracking the existing retaining wall: crown reduce 2 no. Yew trees (T4 and T5) to 5 metres in height and by 3 metres in width to create a balance shape: allowing for light into the windows and help with future maintenance; crown reduce 1 no. Laburnum tree (T6) to 4.5 metres in height and reduce by 2 metres in width to create a balanced shape , allowing for light into windows and to help with future maintenance Church Farm House, Church Lane, Bessingby, YO16 4UH Application type: Tree Works in Conservation Areas <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03391/TCA">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03391/TCA</a> <b><i>Recommended REFERAL to the Arboreal Team</i></b>
DC/25/03396/VAR	Removal of condition 4 (Boundary wall) of planning permission 24/02709/PLF (erection of triple garage with family annexe to roof space (revised scheme of 23/02811/PLF 62 Easton Road, YO16 4DB Application type: Variation of conditions <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03396/VAR">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03396/VAR</a> <b><i>Recommended APPROVAL with the condition that the original conditions are adhered to</i></b>
DC/25/03399/VAR	Variation of condition 3 (approved plans) of planning permission 25/01605/PLF (Erection of a single storey extension to rear following demolition of existing, construction of gable end to existing roof to facilitate dormer to rear and installation of 2.no roof lights and roof lights to front 1 no. window to side) to allow for amended design of rear extension. 33 Priory Crescent Application type: Variation of conditions <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03399/VAR">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03399/VAR</a> <b><i>Recommended APPROVAL</i></b>
DC/25/03402/PLF	Conversion of existing integral garage to additional living accommodation, erection of single storey extension to rear and erection of detached garage to rear 1 Airedale Drive, YO16 6GL Application type: Full Planning Permission <a href="https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03402/PLF">https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/25/03402/PLF</a> <b><i>Recommended APPROVAL</i></b>

**63.25/26** To receive the following Notices of Decision:

**RESOLVED:** *All notices of decision were noted.*

DC/25/02232/PLF Change of use from 4 flats (3 of which are holiday let) to dwelling Bramley House, 47 Wellington Road, YO15 2AX  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02236/PLF Construction of extension to existing dormer to front (retrospective) 28 Blackburn Avenue, YO15 2ER  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02259/VAR Variation of Condition 7 (approved plans) of planning permission 21/03330/PLF (Erection of extension to residential care home to create 16 additional bedrooms with terraces at second floor and erection of an orangery) to allow for the inclusion of a revised draft lobby and an updated landscape plan  
 Site of 29 Jewison Lane Sewerby, YO15 1DX  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02381/PLF Change of use from nightclub (Sui Generis) to gym (Class E) and construction of flat roof over internal yard  
 The Forum 21-27 Esplanade, YO15 2PB  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02418/STREM *Erection of a one and a half storey hotel (84 bedrooms) and associated car park following outline permission 20/01902/STOUT (Appearance and Landscaping to be considered)*  
 Bridlington Links Golf and Leisure Estate Ltd (Pure Leisure)  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02545/PLF Installation of 1 communications kiosk with integrated defibrillator  
 Land South of 34 Quay Road, YO15 2AP  
*The Council has resolved to **GRANT** the application (BTC REFUSE)*

DC/25/02546/PAD Display of 1 internally illuminated digital display within communications kiosk with integrated defibrillator  
 Land South of 34 Quay Road, YO15 2AP  
*The Council has resolved to **GRANT** the application (BTC REFUSE)*

DC/25/02547/PLF Installation of 1 communications kiosk with integrated defibrillator  
 Land South of 3 to 5 Chapel Street, YO15 2DR  
*The Council has resolved to **REFUSE** the application (BTC REFUSE)*

DC/25/02548/PAD Display of 1 internally illuminated digital display within communications kiosk with integrated defibrillator  
 Land South of 3 to 5 Chapel Street, YO15 2DR  
*The Council has resolved to **REFUSE** the application (BTC REFUSE)*

DC/25/02549/PLF Installation of 1 communications kiosk with integrated defibrillator  
 Land of 37 King Street, YO15 2DN  
*The Council has resolved to **REFUSE** the application (BTC REFUSE)*

DC/25/02550/PAD Display of 1 internally illuminated digital display within communications kiosk with integrated defibrillator  
 Land of 37 King Street, YO15 2DN  
*The Council has resolved to **REFUSE** the application (BTC REFUSE)*

DC/25/02565/PLB Listed building consent for the installation of a timber pained shopfront to ground floor comprising surround incorporating front door and two paired sash windows in slate velvet

matt, replacement rear door to match; renovation of all remaining windows to upper floors to be repainted in matching slate velvet; removal of external render to rear gable wall, to be repointed internally and externally with lime mortar; construction of limecrete strip/slab to base of wall; internal refurbishment of ground floor commercial unit and residential accommodation at first and second floor including new kitchen and bathrooms  
38 High Street, YO16 4PX

*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02580/PLF Change of use from Hotel (C1) to residential dwelling (C3) (Retrospective)  
Southdowne, 78 South Marine Drive, YO15 3NS  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02762/PLF Erection of two storey extensions to the front and side, single storey extension to rear, new wall and gates to driveway and alterations to roof  
62 Easton Road, YO16 4DB  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02767/PLF Erection of 1st floor balcony to rear  
38 Belvedere Parade, YO15 3LX  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02785/PLF Erection of single extension to rear of existing garage (retrospective)  
Llamados 101 West Crayke, YO16 6XR  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/02855/PLF Erection of single storey extension to side  
25 Studley Meadows, YO16 6FX  
*The Council has resolved to **GRANT** the application (BTC APPROVE)*

DC/25/03010/TCA BRIDLINGTON CONSERVATION AREA - Crown reduce 1 no. Sycamore tree by removing 1 no. south facing lower limb and reduce the canopy back by 1 meter inside the boundary of no. 1 and no. 2 Charlton Close to prevent further damage to the greenhouse and shed  
Priory View, Marton Road, YO16 7AL  
*The Council has resolved to **RAISE NO OBJECTIONS** to the application*

**63.25/26** To receive items of Correspondence:

**RESOLVED:** *All items of correspondence were noted:*

a. 25.11.25 – ERYC – 25/00081/REFUSE – Notification of appeal dismissed

**Signed:**

**Mayor of Bridlington**

**Date:**